



45 Rosebank, Dunfermline, KY11 4BD

Fixed Price £299,950

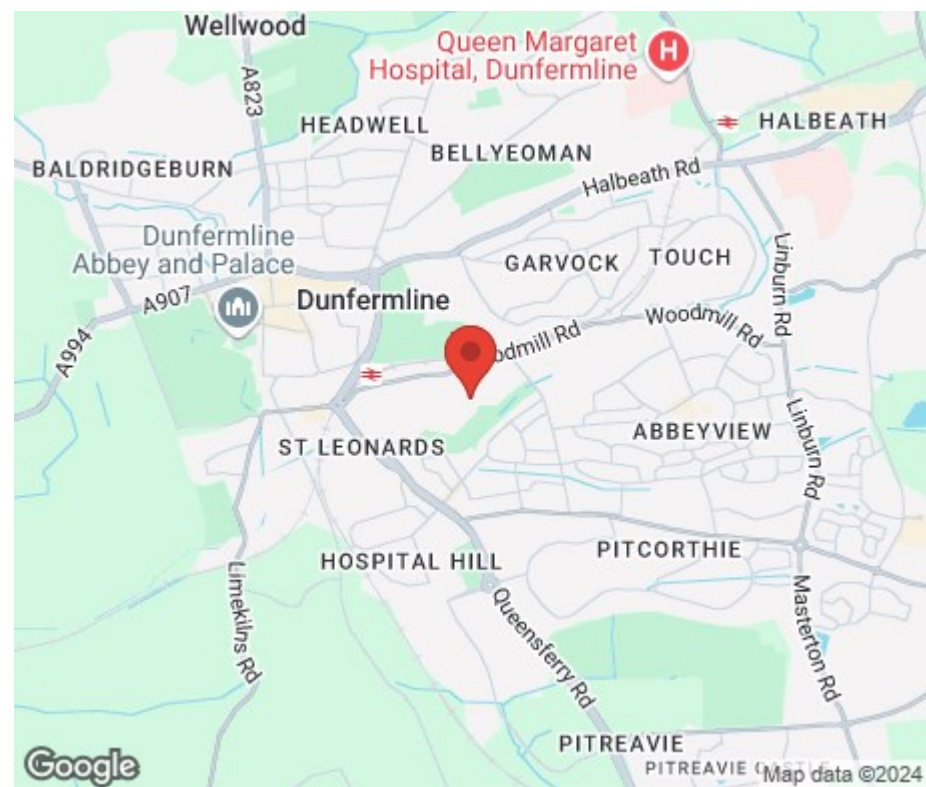






Spacious detached traditional build family villa situated in sought after well established estate of similar executive homes and within short walking distance of St. Margaret's and Commercial primary schools as well as Dunfermline City Station for easy access to Edinburgh. The subjects are well presented and benefit from being at the end of a quiet cul-de-sac. This very generously proportioned home briefly comprises: reception hall, downstairs w.c, front facing lounge leading through to dining room with French doors to decking, separate study/office and fitted kitchen with range cooker and door to rear gardens. On the upper level there are four bedrooms, all with built in wardrobes and stylish family bathroom with overhead monsoon shower. There are attractive gardens, enclosed to the rear providing a child and pet safe environment. Very spacious raised decking and seating area make this an excellent entertaining home with privacy. The monobloc driveway gives access for several vehicles leading to single garage. The property benefits from double glazing and warm air gas central heating.





## LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national. Please note the bus route at Pitbauchlie Bank goes to Dollar Academy.

## EXTRAS INC. IN SALE /AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed. The decorative boat in the garden can be included in sale.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

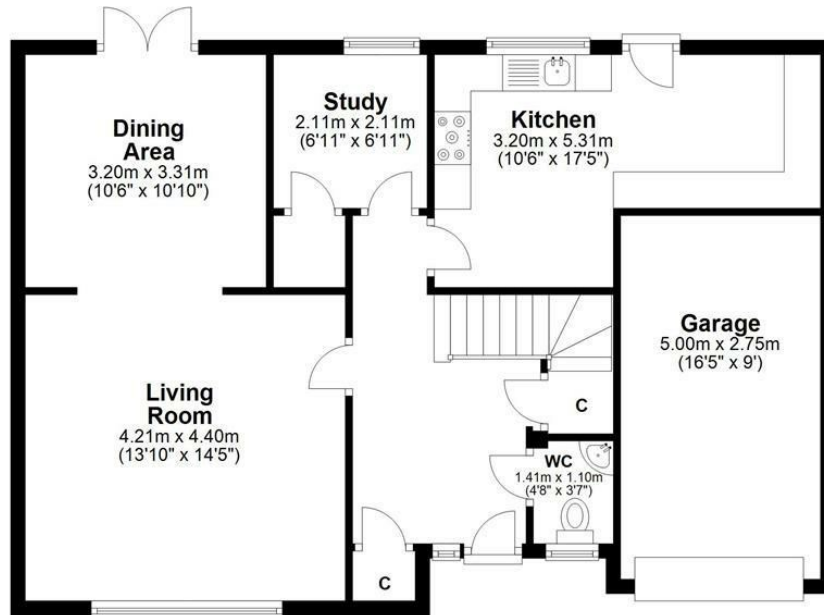






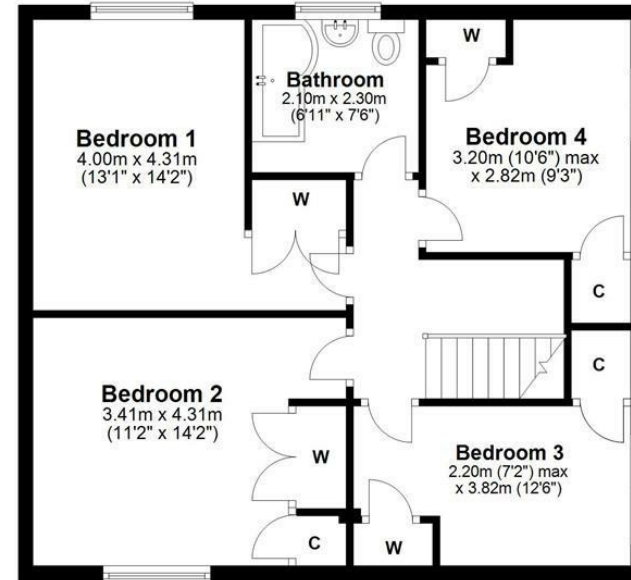
**Ground Floor**

Approx. 79.1 sq. metres (851.6 sq. feet)



**First Floor**

Approx. 61.8 sq. metres (664.7 sq. feet)



Total area: approx. 140.9 sq. metres (1516.3 sq. feet)



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